

IN RE: PETITION FOR SPECIAL HEARING
S/S Old Georgetown Road, 2500'
W of the c/l of Wilson Avenue
(3600 Old Georgetown Road)
13th Election District
1st Councilmanic District
Peter & John Radio Fellowship
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 91-397-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment and modification to the previously approved site plan in Case Nos. 91-286-SPHA, 88-204-SPH, 84-131-SPHA and 5767-XA for a proposed addition, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Ray Ritter, appeared, testified and was represented by William B. Hesson, Esquire. Also appearing on behalf of the Petitioner were Mark Robel, Engineer and Land Planner, and Peter Allen, Radio Engineer. There were no Protestants.

Testimony indicated that the subject property, known as 3600 Old Georgetown Road, consists of 1.594 acres more or less zoned M.L.R.-1.M. and is currently improved with a one-story radio station building and other accessory structures. Petitioner is desirous of constructing a one-story addition as depicted on Petitioner's Exhibit 1. The proffered testimony indicated Petitioner has recently contracted with several cellular telephone companies to lease tower space for their respective antennae. Mr. Hesson testified on behalf of Petitioner that additional office space will be necessary to accommodate the anticipated increase in personnel. Mr. Hesson further testified the addition would provide approximately 1,080 sq.ft. of additional office space. Testimony indicated the relief

requested will not result in any detriment to the health, safety or general welfare of the surrounding uses.

It is clear that the B.C.Z.R. permits the use proposed in a M.L.R.-1.M. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact whatsoever on the surrounding communities. In fact, it is clear from Section 502.7.C.1 of the B.C.Z.R. that clustering antennae uses on a common site is not only encouraged but is mandatory when "existing structure(s)" are available. Granting the requested relief will facilitate the clustering of the aforementioned uses and as such, will be within the spirit and intent of the B.C.Z.R. and should, therefore, be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special hearing should be granted.

THEREFORE, IT IS ORDERED BY THE Zoning Commissioner for Baltimore County this 13th day of June, 1991 that the Petition for Special Hearing to approve an amendment and modifications to the previously approved site plan in Case Nos. 91-286-SPHA, 88-204-SPH, 84-131-SPHA and 5767-XA for a

- 2 -

proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that all prior zoning cases relative to this property are hereby incorporated herein, as if set forth in their entirety, and shall remain in full force and effect, except where amended by this Order or inconsistent herewith.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
Date 6/13/91
By [Signature]

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 13, 1991

887-3353

William B. Hesson, Esquire
Nolan, Plumbhoff & Williams
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Old Georgetown Road, 2500' W of the c/l of Wilson Avenue
(3600 Old Georgetown Road)
13th Election District - 1st Councilmanic District
Peter and John Radio Fellowship, Inc. - Petitioners
Case No. 91-397-SPH

Dear Mr. Hesson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Ms. Teresa Lowery
2517 Hammonds Ferry Road, Baltimore, Md. 21227

People's Counsel

File

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-397-SPH**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment and Modification of the site plan, in Case # 5
91-286-SPHA, 88-204-SPH, 84-131-SPHA and
5767 XA.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Nolan, Plumbhoff & Williams, Esq. Address

210 W. Pennsylvania Ave., Suite 706, Baltimore, Maryland 21204-5340

City and State

Attorney's Telephone No.: (301) 823-7800

Legal Owner(s):

Peter and John Radio Fellowship, Inc.

(Type or Print Name)

Signature

Ray B. Ritter

(Type or Print Name)

Signature

Address

City and State

3600 Old Georgetown Road, (301) 247-4400

Esq. Address

Baltimore, Maryland 21227

City and State

Vitti, Robel & Associates, Inc.

1717 York Road, Suite 28

Lutherville, Maryland 21093 (301) 282-4552

Address

City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of April, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5 day of June, 1991 at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

Vitti, Robel & Associates, Inc.

Engineering & Surveying
1717 York Road, Suite 28
Lutherville, Maryland 21093
282-4552

ZONING DESCRIPTION
TAX MAP PARCEL 154
PETER AND JOHN FELLOWSHIP, INC.
3600 OLD GEORGETOWN ROAD
13TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

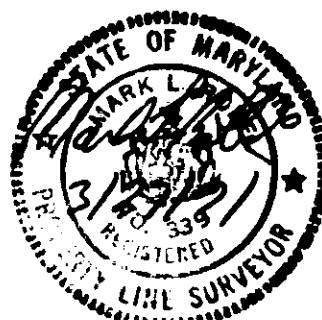
91-397-SPH

BEGINNING FOR THE SAME at a point on the southeasterly side of Georgetown Road, said point being distant in a southwesterly direction 2500 feet ± from a point of intersection formed by the center of Georgetown Road and Wilson Avenue; thence departing the aforesaid Georgetown Road for the six following courses and distances with meridian references to true north based on a solar observation taken on July 10, 1990 by Kidde Consultants, Inc:

- (1) South 26 Degrees 37 Minutes 43 Seconds West, 350.19 feet;
- (2) North 47 Degrees 01 Minutes 20 Seconds West, 179.22 feet;
- (3) North 2 Degrees 24 Minutes 43 Seconds East, 15.79 feet;
- (4) North 18 Degrees 15 Minutes 25 Seconds East, 147.70 feet;
- (5) North 14 Degrees 10 Minutes 26 Seconds East, 193.23 feet;
- (6) South 51 Degrees 28 Minutes 12 Seconds East, 244.28 feet to the beginning hereof.

Containing 1.594 acres of land, more or less.

Being the same parcel of ground which by deed dated May 7, 1971 and recorded among the Land Records of Baltimore County, Maryland was granted and conveyed by the Brinsfield Broadcasting Company to Peter and John Radio Fellowship, Inc.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: May 15, 1991
Posted for: Special Hearing
Petitioner: Peter and John Radio Fellowship, Inc.
Location of property: 3600 Old Georgetown Road, 2500' W of c/l of Wilson Avenue, 13th Election District
Location of Sign: 1717 York Road, Suite 28, Lutherville, Md.
Remarks: To subject property
Posted by: [Signature] Date of return: May 24, 1991
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 10, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 9, 1991.

THE JEFFERSONIAN,

S. Zake Orlean
Publisher

\$ 57.16

CERTIFICATE OF PUBLICATION

May 10, 1991
THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 9, 1991.

ARBUTUS TIMES

S. Zake Orlean
Publisher

\$ 57.16

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed amendment and modification of the site plan in Case numbers 91-286-SPHA, 88-204-SPH, 84-131-SPHA, and 5767-XA, at 111 W. Chesapeake Avenue, Towson, Maryland 21204, on the following date:
Case Number: 91-397-SPH
S/S Old Georgetown Road, 2500' W of Wilson Avenue
3600 Old Georgetown Road
13th Election District
1st Councilmanic District
Petitioner: Peter & John Radio Fellowship, Inc.
Hearing Date: Wednesday, June 6, 1991 at 9:00 a.m.
Special Hearing to approve an amendment and modification of the site plan in case numbers 91-286-SPHA, 88-204-SPH, 84-131-SPHA, and 5767-XA
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
A15/100 May 8

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-6150
Number

Date

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 5/31/91

Peter & John Radio Fellowship, Inc.
3600 Old Georgetown Road
Baltimore, Maryland 21227

RE:

Case Number: 91-397-SPH
S/S Old Georgetown Road, 2500' W c/l Wilson Avenue
3600 Old Georgetown Road
13th Election District - 1st Councilmanic
Petitioner(s): Peter & John Radio Fellowship, Inc.
HEARING: WEDNESDAY, JUNE 5, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 82.16 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Doug Burgess, Esq.

04A04H0044MCHRC \$175.00
Please Make Checks Payable To: Baltimore County 000003+48F03-27-91

Cashier Validation

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R 001-6150
Number

Date

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 5/31/91

Peter & John Radio Fellowship, Inc.
3600 Old Georgetown Road
Baltimore, Maryland 21227

RE:

Case Number: 91-397-SPH
S/S Old Georgetown Road, 2500' W c/l Wilson Avenue
3600 Old Georgetown Road
13th Election District - 1st Councilmanic
Petitioner(s): Peter & John Radio Fellowship, Inc.
HEARING: WEDNESDAY, JUNE 5, 1991 at 9:00 a.m.

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J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Doug Burgess, Esq.

04A04H0044MCHRC \$175.00
Please Make Checks Payable To: Baltimore County 000003+48F03-27-91

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 5/31/91

Peter & John Radio Fellowship, Inc.
3600 Old Georgetown Road
Baltimore, Maryland 21227

RE:

Case Number: 91-397-SPH
S/S Old Georgetown Road, 2500' W c/l Wilson Avenue
3600 Old Georgetown Road
13th Election District - 1st Councilmanic
Petitioner(s): Peter & John Radio Fellowship, Inc.
HEARING: WEDNESDAY, JUNE 5, 1991 at 9:00 a.m.

Dear Petitioner(s):

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J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Doug Burgess, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 29, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-397-SPH
S/S Old Georgetown Road, 2500' W c/l Wilson Avenue
3600 Old Georgetown Road
13th Election District - 1st Councilmanic
Petitioner(s): Peter & John Radio Fellowship, Inc.
HEARING: WEDNESDAY, JUNE 5, 1991 at 9:00 a.m.

Special Hearing to approve an amendment and modification of the site plan in case numbers 91-286-SPH, 88-204-SPH, 84-131-SPH, and 5767-1A.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Peter & John Radio Fellowship, Inc.
Villi, Rubel & Associates, Inc.
Doug Burgess, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 23, 1991

Doug Burgess, Esquire
Nolan, Plunoff & Williams
210 W. Pennsylvania Avenue, Suite 700
Towson, MD 21204-5340

RE: Item No. 371, Case No. 91-397-SPH
Petitioner: Peter & John Radio, et al
Petition for Special Hearing

Dear Mr. Burgess:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 5/31/91

Peter & John Radio Fellowship, Inc.
3600 Old Georgetown Road
Baltimore, Maryland 21227

RE:

Case Number: 91-397-SPH
S/S Old Georgetown Road, 2500' W c/l Wilson Avenue
3600 Old Georgetown Road
13th Election District - 1st Councilmanic
Petitioner(s): Peter & John Radio Fellowship, Inc.
HEARING: WEDNESDAY, JUNE 5, 1991 at 9:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 82.16 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Doug Burgess, Esq.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: May 3, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Peter and John Radio Fellowship, Inc., Item No. 371

In reference to the request Special Hearing, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM371/ZAC1

received
5/8/91

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 12, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: PETER AND JOHN RADIO FELLOWSHIP INC.
Location: #3600 OLD GEORGETOWN ROAD
Item No.: 371 Zoning Agenda: APRIL 16, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 26

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: April 17, 1991

FROM: Dennis A. Kennedy, P.E.

RE: Zoning Advisory Committee Meeting
for April 16, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 9-Cycle IV-Case No. R-91-115, 357, 371, 374, 375, 376, 378, 380, 381 and 383.

For Item 10-Cycle IV-Case No. R-91-116, County Review Group Meeting may be required.

For Item 198-Case No. 91-254-A, the previous minor subdivision comments still apply.

For Item 372, this site must be submitted through the minor subdivision process for review and comments.

Dennis A. Kennedy, P.E., Acting Chief,
Developers Engineering Division

DAK:s

91-397-SPH 4/5

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 10, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 16, 1991

This office has no comments for items number 357, 371, 372, 374, 375, 376, 378, 381 and 383.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 1, 1991

Peter and John Radio Fellowship, Inc.
3600 Old Georgetown Road
Baltimore, MD 21227

91-397-SPH

RE: Petition Filed in Zoning Office
Item Number 371

Dear Petitioner:

This letter is to inform you that, due to a technical problem, your Petition for Special Hearing has not been placed on the agenda for the week of April 9, 1991. According to our records, this Petition was filed on March 26, 1991 with Mitchell J. Kellman.

In order for this Petition to be placed on the next agenda, you must contact Mitch Kellman at 887-3391 to rectify the problem.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:scj

cc: Doug Burgess, Esquire
Nolan, Plumbhoff & Williams
Suite 700
210 W. Pennsylvania Avenue
Towson, MD 21204-5340



G-SW G-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHOD;
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

ZONING MAP TO ACCOMPANY
SPECIAL HEARING FOR
WRBS RADIO STATION
3600 OLD GEORGETOWN
ROAD

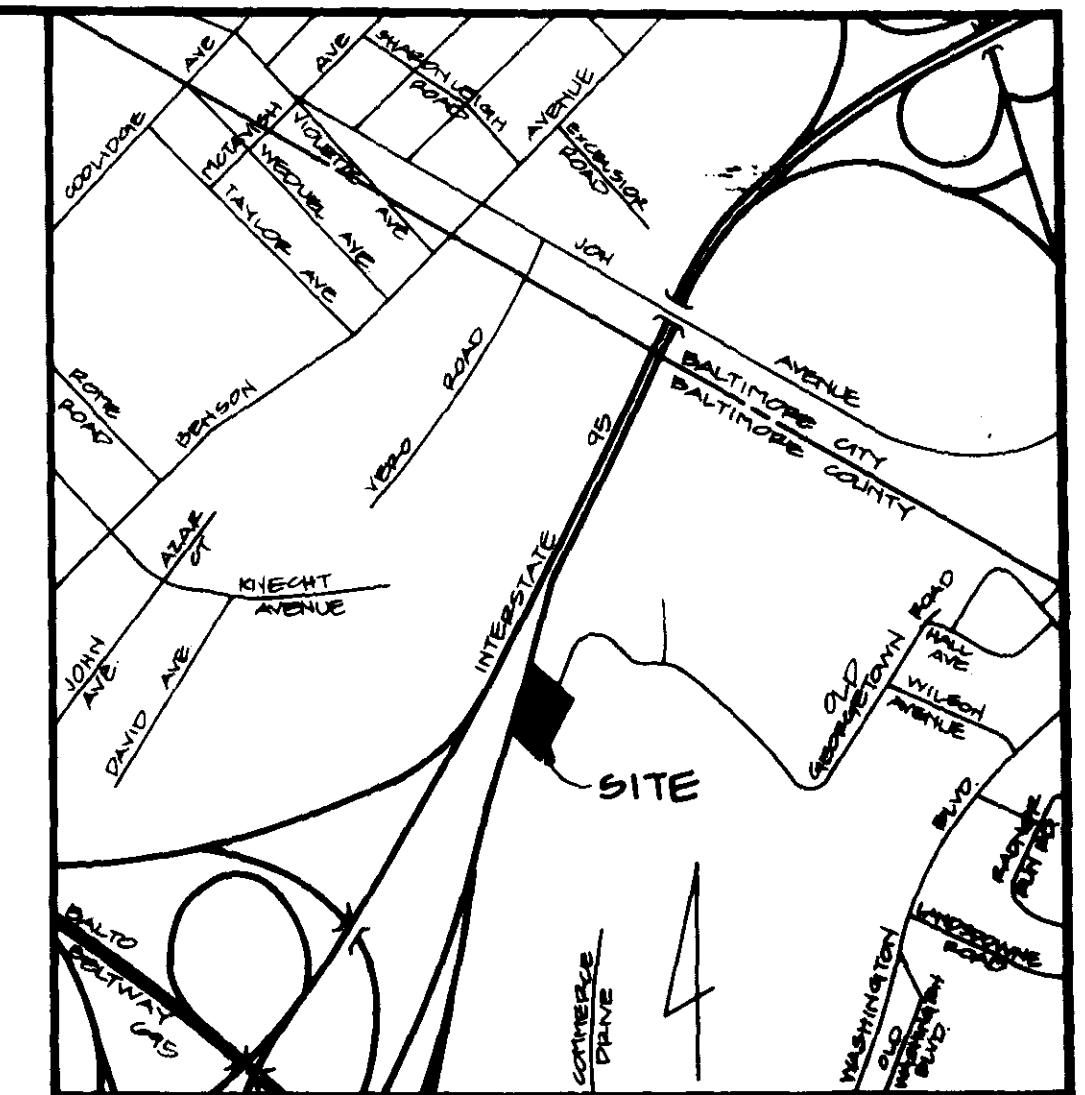
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LANSDOWNE	S.W.
DATE OF PHOTOGRAPHY JANUARY 1986		4-C

#371

GENERAL NOTES

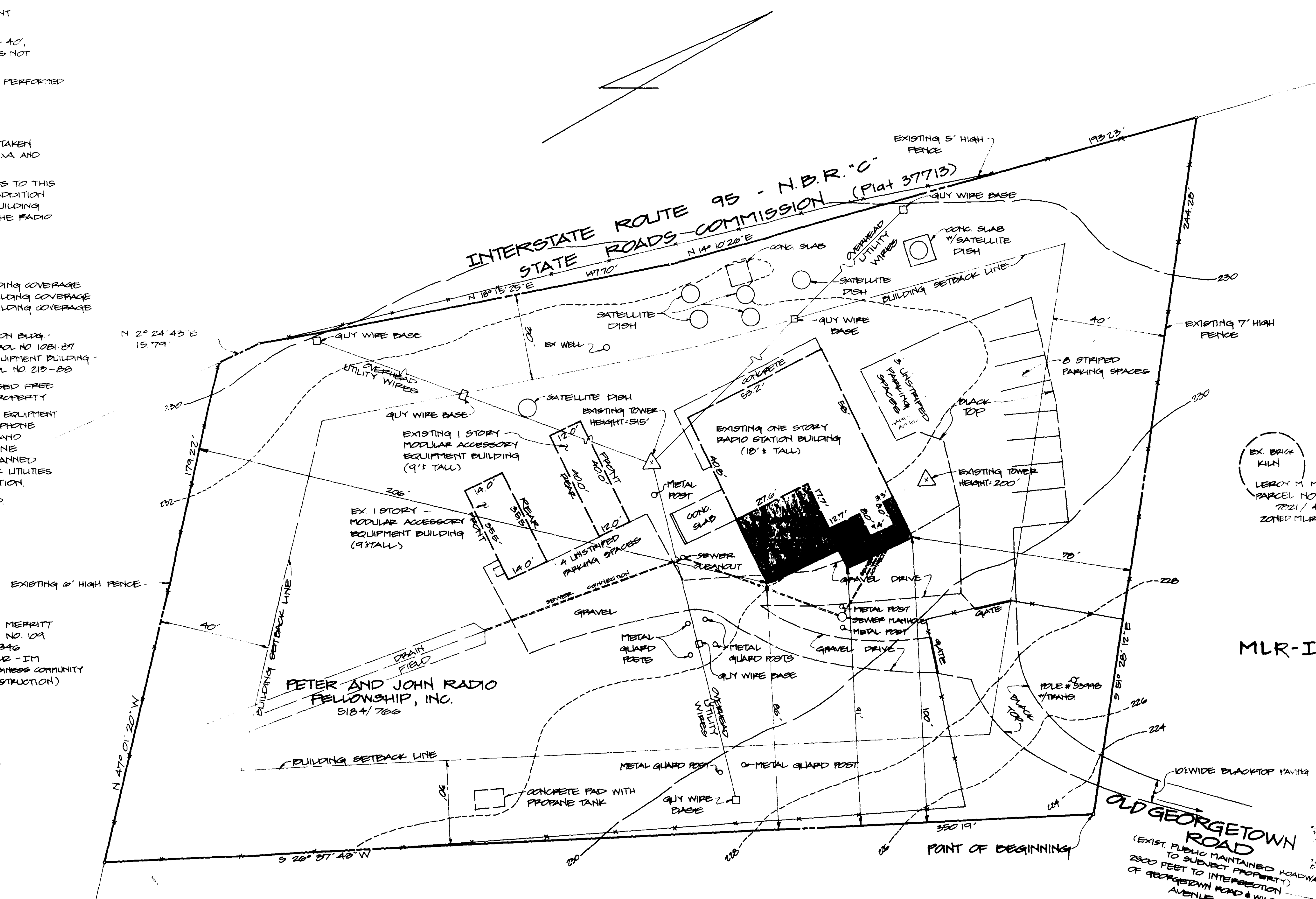
1. OWNER: PETER AND JOHN RADIO FELLOWSHIP, INC., 5184 766
2. TAX MAP 102, PARCEL 154, CURRENT ZONING: MLR-IM
3. BUILDING SETBACK LINES: FRONT: 40', SIDE: 20' WITH SUM OF SIDE YARDS NOT LESS THAN 80', REAR: 40'
4. BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY: KIDS CONSULTANTS, INC., 18492 BALTIMORE AVENUE, LAUREL, MD 20707
5. HEIGHT OF EXISTING TOWERS ARE TAKEN FROM PAST ZONING CASE NO 5767XA AND CASE NO 84-131-SPHA
6. THE PROPOSED ADDITIONAL FACILITIES TO THIS SITE WILL CONSIST OF A 1 STORY ADDITION TO THE EXISTING RADIO STATION BUILDING WHICH WILL HOUSE OFFICES FOR THE RADIO STATION.
7. GROSS SITE AREA - 1.594 AC ±
NET SITE AREA - 1.594 AC ±
8. FLOOR AREA RATIO CALCULATIONS:
PERMITTED F.A.R. - 0.6; 60% BUILDING COVERAGE
EXISTING F.A.R. - 0.054; 54% BUILDING COVERAGE
PROPOSED F.A.R. - 0.061; 69% BUILDING COVERAGE
9. PREVIOUS COMMERCIAL PERMITS:
ADDITION TO ONE STORY RADIO STATION BLDG - BUILDING PERMIT NO 96530, CONTROL NO 1084-27
EXISTING ONE STORY ACCESSORY EQUIPMENT BUILDING - BUILDING PERMIT NO 100519, CONTROL NO 215-28
10. THERE ARE NO EXISTING OR PROPOSED FREE STANDING SIGNS ON THE SUBJECT PROPERTY
11. THE EXISTING MODULAR ACCESSORY EQUIPMENT BUILDINGS HOUSE RADIO AND TELEPHONE EQUIPMENT FOR THE TRANSMISSION AND RECEPTION OF CELLULAR TELEPHONE COMMUNICATIONS. THESE ARE UNMANNED FACILITIES. NO SANITARY OR WATER UTILITIES ARE REQUIRED FOR THEIR OPERATION.
12. NO AMENITY OPEN SPACE REQUIRED



VICINITY MAP
SCALE: 1"=1000'

ZONING HISTORY

- EXISTING TRAILER
- CASE NO 5767XA
SPECIAL EXCEPTION TO PERMIT A RADIO TOWER GRANTED ON FEBRUARY 6, 1983
 - CASE NO 84-131-SPHA
AN AMENDMENT AND MODIFICATION TO THE SITE PLAN AND ORDER IN SPECIAL EXCEPTION CASE NO 5767XA, TO PERMIT A SIX FOOT RADIO TOWER AND VARIANCES GRANTED ON NOVEMBER 21, 1983 SUBJECT TO THE FOLLOWING VARIANCES:
 1. USE OF STRAPE LIGHTS BE LIMITED TO DAYTIME USE UNLESS OTHERWISE SPECIFICALLY REQUIRED BY FCC OR FAA RULES AND REGULATIONS.
 2. COMPLIANCE WITH THE REVISED COMMENTS, UPDATES BY THE DEPT OF PERMITS & LICENSES.
 3. ALL STRUCTURES, BLDGS, TOWERS, GUY LINES, FACILITIES, ETC. SHALL BE ENCLOSED BY A SECURITY FENCE.
 4. AT SUCH TIME AS THE USE IS TERMINATED, THE TOWER SHALL BE REMOVED.
 5. EVERY 5 YEARS A CERTIFICATION BY A MD REG. PROFESSIONAL ENGINEER SHALL BE FILED WITH THE DEPT OF PERMITS & LICENSES INDICATING THAT BOTH TOWERS CONTINUE TO MEET ALL SAFETY REQUIREMENTS. ANY UPDATING OR MAINTENANCE REQUIRED TO COMPLY WITH ANY CHANGES IN THE SAFETY THEREOF SHALL BE PERFORMED PRIOR TO THE FILING OF SUCH CERTIFICATION.
 6. APPROVAL OF THE AMENDMENTED SITE PLAN BY THE MD DEPT OF TRANSPORTATION AND THE COUNTY BOARD OF APPEALS ORDER DATED APRIL 24, 1984. AFFIRMED PERMITS ZONING COMMISSIONER'S ORDER.
 - CASE NO 88-224-SPH
AN AMENDMENT AND MODIFICATION TO THE SITE PLAN AND ORDER IN SPECIAL EXCEPTION CASE NO 5767XA AND 84-131-SPHA TO PERMIT AN UNMANNED ACCESSORY EQUIPMENT BUILDING GRANTED ON DECEMBER 18, 1983 SUBJECT TO THE FOLLOWING RESTRICTIONS:
 1. THE RESTRICTIONS, NUMBERED 1 THROUGH 6, ENUMERATED IN CASE 84-131-SPHA IN THE ORDER DATED NOVEMBER 21, 1983 ARE INCORPORATED HEREIN AND SHALL APPLY.



MLR-IM

MLR-IM

MLR-IM

LEROY M. MERRITT
PARCEL NO 171
7821/433

ZONING HISTORY (continued)

- CASE NO 91-283-SPHA
 - A. SPECIAL HEARING #1 - SPECIAL HEARING FOR AN AMENDMENT AND MODIFICATION TO THE SITE PLAN AND ORDER IN SPECIAL EXCEPTION CASE NO 5767XA, CASE NO 84-131-SPHA AND CASE NO 88-224-SPH TO PERMIT AN UNMANNED ACCESSORY EQUIPMENT BUILDING.
 - B. VARIANCE FROM BOZZ SECTIONS 102.2, 250.1, AND 250.3 TO PERMIT THE YARD SPACE OF ONE BLDG TO BE CONSIDERED AS A PART OF THE YARD SPACE FOR ANOTHER BLDG, AND TO PERMIT A SETBACK OF 85 FEET BETWEEN THE REAR SIDE OF AN EXISTING BUILDING AND FRONT SIDE OF AN EXISTING BUILDING INSTEAD OF THE REQUIRED 80 FEET.
 - C. VARIANCE FROM BOZZ SECTIONS 102.2 AND 250.3 TO PERMIT THE YARD SPACE OF ONE BUILDING TO BE CONSIDERED AS PART OF THE YARD SPACE FOR ANOTHER BUILDING AND TO PERMIT A SETBACK OF 10 FEET BETWEEN THE REAR OF A PROPOSED BUILDING AND THE REAR OF AN EXISTING BUILDING INSTEAD OF THE REQUIRED 80 FEET.
 - D. VARIANCE FROM BOZZ SECTIONS 102.2 AND 250.3 TO PERMIT THE YARD SPACE OF ONE USE TO BE CONSIDERED AS PART OF THE YARD SPACE FOR ANOTHER USE AND TO PERMIT A MINIMUM DISTANCE

OF 20 FEET BETWEEN THE EXISTING SATELLITE DISHES INSTEAD OF THE REQUIRED 80 FEET AND A MINIMUM SETBACK OF 4 FEET FROM THE EXISTING SATELLITE DISHES TO THE PROPERTY LINE INSTEAD OF THE REQUIRED 60 FEET AND A MINIMUM SETBACK OF 6 FEET BETWEEN THE EX SATELLITE DISHES AND THE BUILDINGS INSTEAD OF THE REQUIRED 80 FEET.

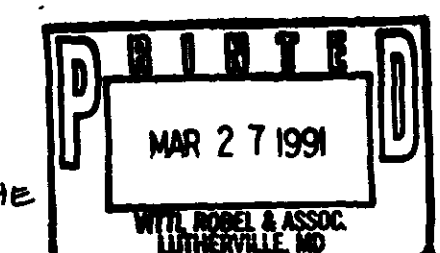
PLANNING
EXHIBIT 1

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING
WRBS RADIO STATION
3600 OLD GEORGETOWN ROAD

SCALE: 1"=20'
3RD ELECTION DISTRICT
COUNCILMANIC DISTRICT 1

REASON FOR SPECIAL HEARING:
AN AMENDMENT AND MODIFICATION TO THE SITE PLAN.

MARCH 26, 1991
BALTO COUNTY, MD



#371



VITTI, ROBEL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1717 YORK ROAD SUITE 2B LUTHERVILLE, MD 21093
(301) 282-4562

Parking Data:

EXISTING STATION - 2450 S.F. ± 1000: 2.45
2.45 x 3.3 = 8.0 spaces
PROPOSED ADDITION - 1116 S.F. ± 1000: 1.12
1.12 x 3.3 = 3.7 or 4 spaces
TOTAL NO. OF PARKING SPACES REQUIRED - 12
TOTAL NO. OF PARKING SPACES PROVIDED - 15
(14 REGULAR, 1 HANDICAPPED)
(PARKING REQUIREMENTS - 3.3 SPACES PER 1000 S.F. OF GROSS FLOOR AREA)